

AT A SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MONTGOMERY, VIRGINIA HELD ON THE 4TH DAY OF DECEMBER 2006, AT 8:30 P.M. IN THE BOARD CHAMBERS, MONTGOMERY COUNTY GOVERNMENT CENTER, 755 ROANOKE STREET, CHRISTIANSBURG, VIRGINIA:

PRESENT:	Mary W. Biggs	-Vice Chair
	Gary D. Creed	-Supervisors
	Doug Marrs	
	Annette S. Perkins	
	James D. Politis	
	B. Clayton Goodman, III	-County Administrator
	Martin M. McMahon	-County Attorney
	Vickie L. Swinney	-Secretary, Board of Supervisors
ABSENT:	Steve L. Spradlin	-Chair
	John A. Muffo	-Supervisor

CALL TO ORDER

The Vice-Chair called the meeting to order.

PUBLIC HEARING

Rezoning Request – Roger Woody

Roger Woody requests to rezone approximately 28.32 acres from Agriculture (A-1) to General Business (GB), with a proffer providing interparcel access from the property toward State Route 114, to allow general business uses. The property is located on the northeast side of Farmview Road, east of North Franklin St (US 460 BUS) and west of the US Route 460 (Bypass), and is identified as Tax Parcel No(s). 79-A-23, 24-26, 26A; 79-A-142, 143-147 (Acct #'s 017576, 021678, 026179, 021680, 032861, 001650, 006010, 021677, 001730, 029424, 001729) in the Shawsville Magisterial District (District B). The property currently lies in an area designated as Urban Expansion in the Comprehensive Plan.

The County Administrator reported that the applicant, Roger Woody, submitted a proffered condition stating that upon the development of the above property where the development is producing an average of 10,000 vehicle trips per day on Farmview Road, the applicant will provide an inter-parcel access going from the proposed property toward State Route 114 (Peppers Ferry Road). The inter-parcel access will run through the K-MarT parking lot, adjacent to the K-Mart building and will terminate on Laurel Street. If a more desirable access becomes

available (via Welcome Street or the Lowe's access) prior to the installation of this inter-parcel access, the more desirable access may be built in lieu of the one cited above adjacent to K-Mart.

James McDaniel, on behalf of Nannie Hairston, John Hairston and Bessie Berger, expressed concerns with the proposed development. The Hairston family has lived on 11 acres located on the extreme southeast side of Farmview Road since 1953. Mr. Hairston and Ms. Berger (103 years old) are both disabled and wish to continue a peaceful enjoyment of their home. The proposed rezoning will destroy this and will no doubt create heavily used entrances and exits on Farmview Road. Even though the developer has proffered an inter-parcel access, a significant amount of traffic will develop on Farmview Road. It will destroy the aesthetics of the area; create traffic congestions; and increase noise from dawn to dusk. He urge the Board to further consider the following measures:

1. Limit access to the rezoned parcel from Farmview Road.
2. Limit or exclude heavy truck traffic on Farmview Road.
3. Construction of a 15-20 foot berm with an additional 10-15 feet of evergreen landscaping the entire length of Farmview Road.
4. Limit the height of nightlights/street lights on the rezoned parcel to 20 feet within 300 feet of Farmview Road.

Mr. McDaniel stated to the Board the importance of this matter to the Hairston family and thanked the Board for the opportunity to present their views.

Mike Robinson spoke in opposition of the proposed rezoning. Mr. Robinson has interest in Wheatland Retirement Community and Daycare. He expressed concerns about increased traffic and bus traffic for the day care center. He is not opposed to the development but concerned with the traffic issues. He suggested speed bumps be installed to limit the speed on Farmview Road and a traffic signal be installed at the intersection of Farmview Road and Sunset Drive.

Karen Thompson, Vice-President of Operations at Wheatland Retirement Community, expressed concerns about the increased traffic on Farmview Road. In the traffic study submitted by the applicant, 18,370 vehicles per day (vpd) is expected on Farmview Road. Today the traffic count is only 1,100 vpd. This is a significant increase in the amount of traffic that will be using Farmview Road. Ms. Thompson expressed concern that that applicant is proposing to construct an inter-parcel access road when the traffic count reaches 10,000 vpd instead of constructing one at the beginning of the development.

The County Administrator read comments from Charlie Elgin who expressed opposition to the proposed rezoning. Mr. Elgin believes there will be an increase in vehicle accidents, increased traffic, and heavy tractor trailer traffic. Farmview Road cannot handle this type of development. Mr. Elgin also expressed concerns with the layout of the legal notice that appeared in the newspaper. The ad ran over three columns, which made it difficult to read.

There being no further speakers, the public hearing was closed.

R-FY-07-84
REMOVE FROM THE TABLE
ROGER WOODY REZONING REQUEST

On a motion by Gary D. Creed, seconded by Doug Marrs and carried,

BE IT RESOLVED, By the Board of Supervisors of the County of Montgomery, Virginia that Roger Woody's request to rezone approximately 28.32 acres from Agriculture (A-1) to General Business (GB) located on the northeast side of Farmview Road, east of North Franklin St (US 460 BUS) and west of the US Route 460 (Bypass), in the Shawsville Magisterial District (District B), to allow general business uses is **hereby removed from the table.**

The vote on the foregoing motion was as follows:

AYE

Gary D. Creed
Doug Marrs
Annette S. Perkins
Mary W. Biggs

NAY

James D. Politis

ABSENT

John A. Muffo
Steve L. Spradlin

The Board of Supervisors discussed the concerns from the citizens heard tonight and believe it is in the best interest of the Board to continue this rezoning request to their December 18, 2006 meeting, in order for all Board members to be present and to look into the adjoining property owners concerns.

R-FY-07-85
ROGER WOODY REZONING REQUEST
CONTINUE TO DECEMBER 18, 2006

On a motion by James D. Politis, seconded by Doug Marrs and carried unanimously,

BE IT RESOLVED, By the Board of Supervisors of the County of Montgomery, Virginia that Roger Woody's request to rezone approximately 28.32 acres from Agriculture (A-1) to General Business (GB) located on the northeast side of Farmview Road, east of North Franklin St (US 460 BUS) and west of the US Route 460 (Bypass), in the Shawsville Magisterial District (District B), to allow general business uses is **hereby continued to the December 18, 2006 Board of Supervisors meeting.**

The vote on the foregoing motion was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
Annette S. Perkins	None	John A. Muffo
James D. Politis		Steve L. Spradlin
Gary D. Creed		
Doug Marrs		
Mary W. Biggs		

OTHER BUSINESS

Proposed Intermodal Facility Site – Elliston

The County Administrator reported that the Virginia Department of Rail and Public Transportation is holding a public meeting on December 13, 2006 in Salem in order to hear citizens' comments on the ten sites selected in Virginia for the proposed intermodal facility. The County Administrator will be attend on behalf of Montgomery County.

Upcoming Events

Supervisor Perkins reminded Board members that the Montgomery County Employee Christmas Dinner is December 8, 2006. The Road Viewers Committee will meet December 9, 2006 at 8:00 a.m. and the Peace Sculpture Dedication is December 9, 2006 at 1:00 p.m.

ADJOURNMENT

On a motion by Doug Marrs, seconded by Gary D. Creed and carried unanimously, the Board adjourned to Monday December 11, 2006 at 6:00 p.m.

The vote on the foregoing motion was as follows:

<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>
James D. Politis	None	John A. Muffo
Doug Marrs		Steve L. Spradlin
Gary D. Creed		
Annette S. Perkins		
Mary W. Biggs		

The meeting adjourned at 9:00 p.m.

APPROVED: _____	ATTEST: _____
Steve L. Spradlin	B. Clayton Goodman, III
Chair	County Administrator